| 163.0 | 0001 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 734,900 / 734,900 |
| | | | | | USE VALUE: | 734,900 / 734,900 |
| | | | | | ASSESSED: | 734,900 / 734,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SILBERMAN SYRL A/ TRUSTEE |
| Owner 2: | SYRL A SILBERMAN REVOCABLE TRU |
| Owner 3: | |
| Street 1: | 40 OAKLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SILBERMAN SYRL A - |
| Owner 2: | - |
| Street 1: | 40 OAKLAND AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,190 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 1403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8190.000 | 268,900 | | 466,000 | 734,900 |
| Total Card | 0.188 | 268,900 | | 466,000 | 734,900 |
| Total Parcel | 0.188 | 268,900 | | 466,000 | 734,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.81 | /Parcel: 523.8

**Legal Description**

**User Acct** 108323

**GIS Ref**

**GIS Ref**

**Insp Date** 07/06/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 163.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 268,900 | 0 | 8,190. | 466,000 | 734,900 | 734,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 219,900 | 0 | 8,190. | 466,000 | 685,900 | 685,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 219,900 | 0 | 8,190. | 412,700 | 632,600 | 632,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 219,900 | 0 | 8,190. | 346,200 | 566,100 | 566,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 219,900 | 0 | 8,190. | 346,200 | 566,100 | 566,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 214,700 | 0 | 8,190. | 299,600 | 514,300 | 514,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 214,700 | 0 | 8,190. | 289,600 | 504,300 | 504,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 214,700 | 0 | 8,190. | 275,600 | 490,300 | 490,300 | | 12/13/2012 |

!12678!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:44:50 |

**LAST REV**

| Date | Time |
|---|---|
| 10/10/19 | 13:49:51 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12678

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SILBERMAN SYRL | 73309-322 | 1 | 9/20/2019 | Convenience | 99 | No | No | | |
| RUBIN & SILBERM | 22627-293 | | 11/13/1992 | | 1 | No | No | | SAUL RUBIN D.O.D. 7/10/2017 BK 69749 PG 517. |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/29/2012 | 676 | Manual | 2,954 | | | | | INSULATION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/6/2018 | Inspected | PH | Patrick H |
| 6/1/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/31/2008 | Meas/Inspect | 189 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 267 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 108323 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8190 | | Sq. Ft. | Site | | 0 | 70. | 0.81 | 8 | | | | | | | | | 465,990 | | | | | | 466,000 | |

Total AC/HA: 0.18802 | Total SF/SM: 8190 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,990 | Spl Credit | Total: 466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1921 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 168.733 |
| Other Features: | 80500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 365336 |
| Depreciation: | 96449 |
| Depreciated Total: | 268887 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 2 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

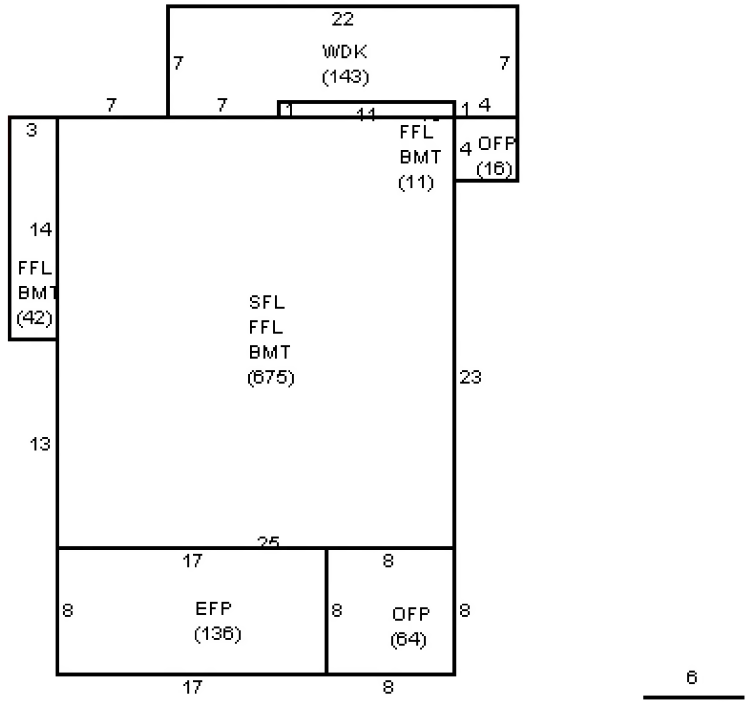
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | |
| Totals | | | |
| 1 | 7 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 168.73 |
| Special Features: | 0 | Val/Su Net: | 107.99 |
| Final Total: | 268900 | Val/Su SzAd | 191.66 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 728 | 50.620 | 36,851 |
| FFL | First Floor | 728 | 168.730 | 122,838 |
| SFL | Second Floor | 675 | 168.730 | 113,895 |
| WDK | Deck | 143 | 12.990 | 1,858 |
| EFP | Enclos Porch | 136 | 47.240 | 6,424 |
| OFP | Open Porch | 80 | 37.120 | 2,970 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,490 | | | Total: | 284,836 |
| Size Ad | 1403 | Gross Are | 2490 | FinArea | 1403 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

163.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|